

**Project Name (Subdivision):**

**VERRASO NORTH**

**Sanitary Sewer & Water Main Easement Number:**

Identify this Easement by sequential number if Project contains more than one easement of this type.  
(See Instructions for additional information).

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement, made this \_\_\_ day of \_\_\_\_\_ 20\_\_ between ENVISION 360, INC. ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.





Client: Chad Olsen  
Date: 11/12/20  
Job No.: 10318

**EXHIBIT "A"**  
**SANITARY SEWER & WATER MAIN EASEMENT**  
**DESCRIPTION**

The following Describes a Parcel of Land for the Purpose of a Sanitary Sewer Water Main Easement Lying in a portion of Government Lot 4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County Idaho, and more particularly described as follows:

**COMMENCING** at the Northwest Corner of Section 4 Township 3 North, Range 1 East, Boise Meridian which is being Monumented with a found Brass Cap "PLS 6111"; From which, a found Aluminum Cap "PLS 5082" which is Monumenting the North 1/4 Corner of said Section 4 bears, South 89°49'44" East, 2,659.29 feet; Thence along the Northerly Boundary Line of said Government Lot 4, South 89°49'44" East, 831.02 feet to a point being on the Prolongation of the Westerly Line of Una Mas Subdivision; Thence leaving said Northerly Boundary Line, and along the Westerly Line of said Una Mas Subdivision, and its Prolongation, South 00°34'44" West, 361.05 feet to a found 1/2" Iron Pin with Illegible Plastic Cap being on the Centerline of East Tecate Lane;

Thence leaving said Westerly Boundary Line, and its Prolongation, and along the Centerline of East Tecate Lane, South 89°25'19" East, 93.53 feet to the **POINT OF BEGINNING**:

Thence leaving said Centerline, South 00°34'41" West, 19.64 feet to a point;

Thence, South 89°25'19" East, 22.05 feet to a point;

Thence, South 00°34'41" West, 6.56 feet to a point;

Thence, South 89°25'19" East, 79.01 feet to a point;

Thence, North 00°34'41" East, 17.84 feet to a point;

Thence, South 89°25'19" East, 8.34 feet to a point;

Thence, North 86°19'23" East, 28.94 feet to a point;

Thence, South 00°34'41" West, 24.83 feet to a point;

Thence, South 89°25'19" East, 10.00 feet to a point;

Thence, North 00°34'41" East, 25.57 feet to a point;

Thence, North 86°19'23" East, 29.37 feet to a point;

Thence, South 00°34'41" West, 10.67 feet to a point;

Thence, South 89°25'19" East, 25.21 feet to a point;

Thence, North 00°34'41" East, 12.55 feet to a point;

Thence, South 89°25'19" East, 50.46 feet to a point;

Thence, North 00°34'41" East, 2.60 feet to a point;

Thence, South 89°53'09" East, 96.01 feet to a point;

Thence, North 00°34'41" East, 12.03 feet to a point on the Centerline of East Tecate Lane;

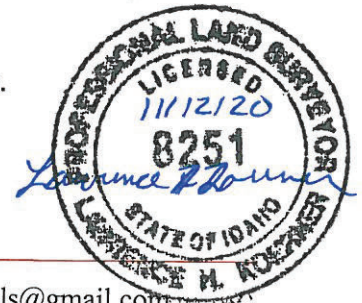
Thence along said Centerline, North 89°25'19" West, 166.57 feet to a point;

Thence Southwesterly 37.63 feet along the arc of a curve to the left having a radius of 100.00 feet, a Central angle of 21°33'37", and a Long Chord which bears, South 79°47'53" West, 37.41 feet to a point;

Thence continuing 37.63 feet along the arc of a curve to the right having a radius of 100.00 feet, a Central angle of 21°33'37", and a Long Chord which bears, South 79°47'53" West, 37.41 feet to a point;

Thence, North 89°25'19" West, 109.15 feet to the **POINT OF BEGINNING**:

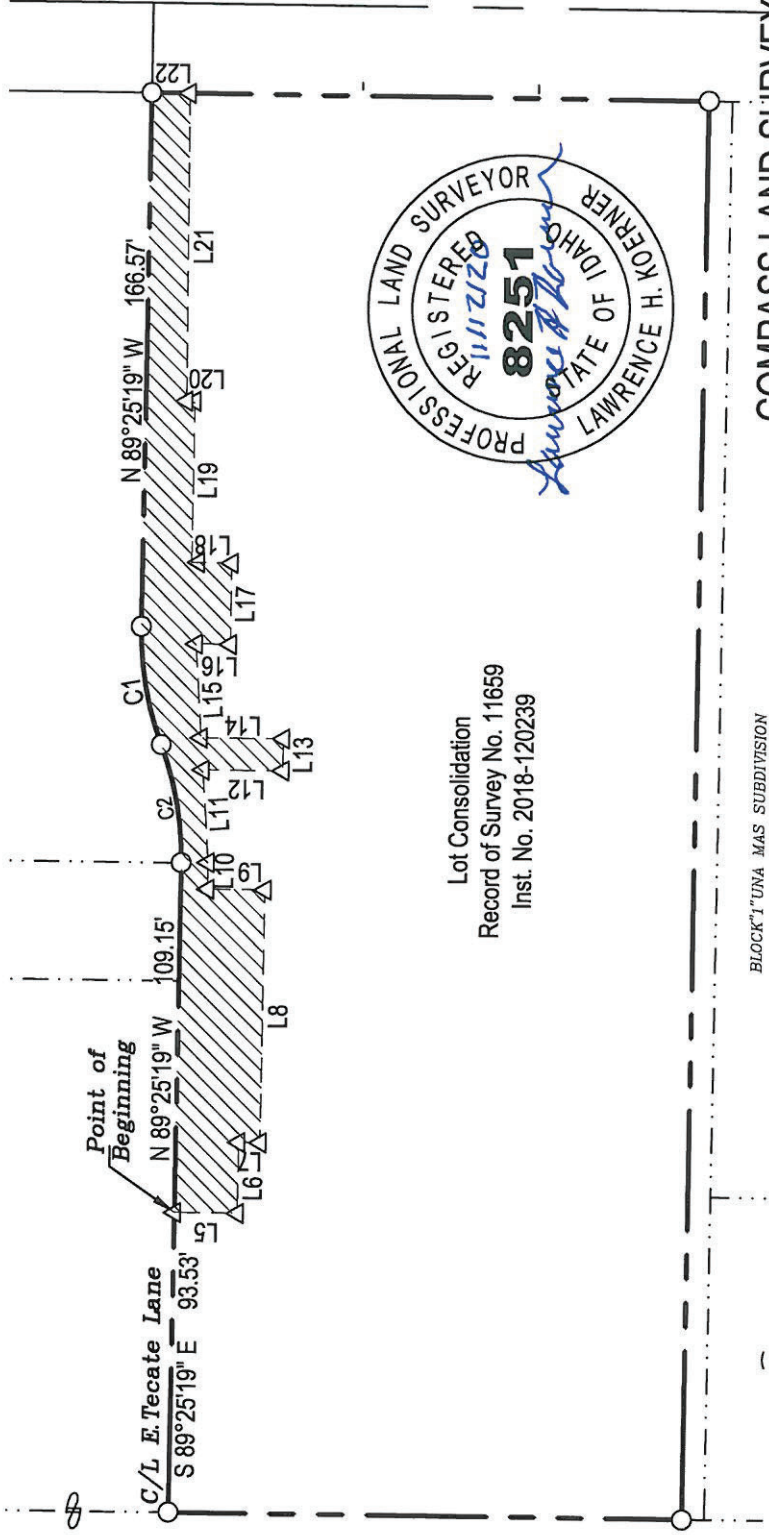
The above Described Easement contains 0.14 Acres (6,339 Sq. Ft.), more or less.



# SANITARY SEWER & WATER MAIN EASEMENT EXHIBIT "B"

LOCATED IN GOVERNMENT LOT 4 OF SECTION 4, T. 3 N., R. 1 E., B.M.,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO

2020



Lot Consolidation  
Record of Survey No. 11659  
Inst. No. 2018-120239

BLOCK "UNA" MAS SUBDIVISION

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South  
Office: (208) 442-0115

Nampa, ID 83651  
Fax: (208) 327-2106

JN 10318

# SANITARY SEWER & WATER MAIN EASEMENT EXHIBIT "C"

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S 00°34'41" W	19.64
L6	S 89°25'19" E	22.05
L7	S 00°34'41" W	6.56
L8	S 89°25'19" E	79.01
L9	N 00°34'41" E	17.84
L10	S 89°25'19" E	8.34
L11	N 86°19'23" E	28.94
L12	S 00°34'41" W	24.83
L13	S 89°25'19" E	10.00
L14	N 00°34'41" E	25.57
L15	N 86°19'23" E	29.37
L16	S 00°34'41" W	10.67
L17	S 89°25'19" E	25.21
L18	N 00°34'41" E	12.55
L19	S 89°25'19" E	50.46
L20	N 00°34'41" E	2.60
L21	S 89°53'9" E	96.01
L22	N 00°34'41" E	12.03

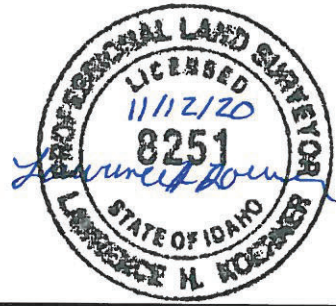
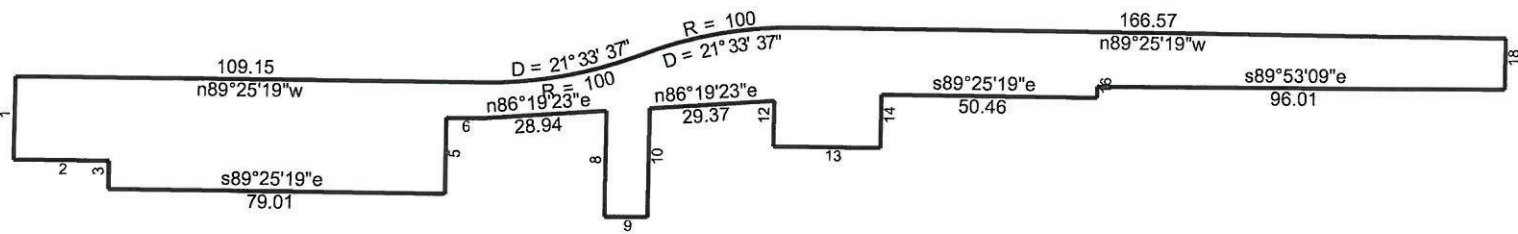
CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD
C1	37.63	100.00	21°33'37"	S 79°47'53" W 37.41
C2	37.63	100.00	21°33'37"	S 79°47'53" W 37.41



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# 10318 - SANITARY SEWER & WATER MAIN EASEMENT

11/12/2020

Scale: 1 inch= 45 feet

File:

Tract 1: 0.1455 Acres (6339 Sq. Feet), Closure: s89.4712w 0.01 ft. (1/82204), Perimeter=833 ft.

- |                    |  |
|--------------------|--|
| 01 s00.3441w 19.64 | 15 s89.2519e 50.46                                     |
| 02 s89.2519e 22.05 | 16 n00.3441e 2.6                                       |
| 03 s00.3441w 6.56  | 17 s89.5309e 96.01                                     |
| 04 s89.2519e 79.01 | 18 n00.3441e 12.03                                     |
| 05 n00.3441e 17.84 | 19 n89.2519w 166.57                                    |
| 06 s89.2519e 8.34  | 20 Lt, r=100.00, delta=021.3337, chord=s79.4753w 37.41 |
| 07 n86.1923e 28.94 | 21 Rt, r=100.00, delta=021.3337, chord=s79.4753w 37.41 |
| 08 s00.3441w 24.83 | 22 n89.2519w 109.15                                    |
| 09 s89.2519e 10    |  |
| 10 n00.3441e 25.57 |  |
| 11 n86.1923e 29.37 |  |
| 12 s00.3441w 10.67 |  |
| 13 s89.2519e 25.21 |  |
| 14 n00.3441e 12.55 |  |